



October 25, 2004

Dear Management,

**SPRUCE PARK
TENANTS'
ASSOCIATION**

55 Spruce Street
Newark, NJ 07103
Phone: (973) 353-0756

We the below signed, are residents of fifty-nine Spruce Street as well as, members of the Spruce Park Tenants Association. We have recently met with our tenant association, a meeting in which Wingate Management Company was invited to, to inform them of issues that we feel are important to the health, safety, and morale of all of our residents.

The following issues have been a thorn in the side of residents for sometime now;

**Latrice Smith
President**

Non-Locking Front Entrance (Broken off and on)
Security Camera's Inoperable
Daily Maintenance- (Hallway's are mopped with a dirty mop)
Lack of work orders not being done in a timely manner
Tiles In The Main Hallway Needs To Be Replaced
Unfinished Paint Jobs Through Out The Entire Building
Elevator-(Fine going up, but it is a terror coming back down)
Infestation of mice and other insects. We feel that because, the Wingate Management Office is located in building fifty-five, your maintenance crew does not provide our with the necessary care that it needs.

Vice President

**Roxanne Raysor
Treasurer**

For instance, according to the City of Newark's Department of Neighborhood Services, heat for our units should have been on as of October 1, 2004.

On October 17, 2004 a majority of our residents called your answering service about not having any heat and many of us were told several different stories on why there was no heat. There is truly no excuse for residents not having accurate information regarding. We are quite sure that management is aware that many of us have children school aged and younger.

**Debra Cobbs
Secretary**

**Lenette Tillman
Assistant Secretary**

Cc:
Newark Now
Newark Municipal Council
Adam Zipkin
Ronald C. Rice
Dr. Colleen B. Walton
Essex-Newark Legal Services
Continental Wingate
Company, Inc.

All of families are left extremely vulnerable to the elements of the neighborhood that we live in and we refuse to succumb to the blights of the community that surrounds us, but we are quite confident that management will take the next thirty days to correct this concerns that we have to prevent our tenant association from taking any further actions to protect us.

Thank you for your time and patience in this matter.

Frank Hutchins

Signatures on the reverse side of this document